



For Translation Purposes Only

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For Immediate Release

Nomura Real Estate Office Fund, Inc.
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(Securities Code: 8959)

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Notice Concerning Debt Financing

Nomura Real Estate Office Fund, Inc. (“Nomura Office Fund” or the “Fund”) today announced that the Fund decided debt financing as stated below.

1. Purpose

Nomura Office Fund has decided to procure the debt financing in order to repay current outstanding debts.

2. Details of Debt Financing

(1) Long-Term Borrowing (Term for 5 years and 6 months)

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|--------------------------|---|
| 1. Lenders | : The Bank of Tokyo-Mitsubishi UFJ, Ltd., Sumitomo Mitsui Banking Corporation, Mitsubishi UFJ Trust and Banking Corporation, Sumitomo Trust & Banking Co., Ltd., The Iyo Bank, Ltd., The Chuo Mitsui Trust and Banking Co., Ltd. |
| 2. Amount | : ¥9 billion |
| 3. Interest Rate | : Basic interest rate (JBA 3 months JPY TIBOR) +0.60%* |
| 4. Drawdown Date | : February 27, 2012 |
| 5. Loan Type | : Term Loan (5 years and 6 months with floating-rate, contracted on February 23, 2012) |
| 6. Repayment Date | : August 27, 2017 (or the following business day if such date is a non-business day, or the prior business day if such date is on the next month) |
| 7. Terms of Repayment | : Lump-sum repayment on the repayment date |
| 8. Interest Payment Date | : May 27, 2012, the first interest payment date, and every February 27, May 27, August 27, and November 27 thereafter until August 27, 2017 (or the following business day if such date is a non-business day, or the prior business day if such date is on the next month) |
| 9. Collateral | : Unsecured, unguaranteed |

*As announced on “Concerning Concluding Interest-Rate Swap Agreement” news released today, by the interest-rate swap agreement, the interest rate concerning the debt financing of ¥9 billion with the floating-rate is converted to a fixed-rate of 1.12850%p.a. until the Repayment Date.

(2) Long-Term Borrowing (Term for 4 years)

1. Lenders : Sumitomo Trust & Banking Co., Ltd., The Nomura Trust and Banking Co., Ltd., The Hiroshima Bank, Ltd.
2. Amount : ¥5.5 billion
3. Interest Rate : Basic interest rate (JBA 3 months JPY TIBOR) +0.47%*
4. Drawdown Date : February 27, 2012
5. Loan Type : Term Loan (4 years with floating-rate, contracted on February 23, 2012)
6. Repayment Date : February 27, 2016 (or the following business day if such date is a non-business day, or the prior business day if such date is on the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : May 27, 2012, the first interest payment date, and every February 27, May 27, August 27, and November 27 thereafter until February 27, 2016 (or the following business day if such date is a non-business day, or the prior business day if such date is on the next month)
9. Collateral : Unsecured, unguaranteed

*As announced on “Concerning Concluding Interest-Rate Swap Agreement” news released today, by the interest-rate swap agreement, the interest rate concerning the debt financing of ¥5.5 billion with the floating-rate is converted to a fixed-rate of 0.90800%p.a. until the Repayment Date.

(3) Short-Term Borrowing (Term for 1 year and 6 months)

1. Lenders : The Chiba Bank, Ltd.
2. Amount : ¥5 billion
3. Interest Rate : Basic interest rate (JBA 3 months JPY TIBOR) +0.37%
4. Drawdown Date : February 27, 2012
5. Loan Type : Term Loan (1 year and 6 months with floating-rate, contracted on February 23, 2012)
6. Repayment Date : August 27, 2013 (or the following business day if such date is a non-business day, or the prior business day if such date is on the next month)
7. Terms of Repayment : Lump-sum repayment on the repayment date
8. Interest Payment Date : May 27, 2012, the first interest payment date, and every February 27, May 27, August 27, and November 27 thereafter until August 27, 2013 (or the following business day if such date is a non-business day, or the prior business day if such date is on the next month)
9. Collateral : Unsecured, unguaranteed

The basic interest rate applicable to a computation period of interest which is paid on the interest payment date is determined two business days prior to each interest payment date. With regard to the basic interest rate, please see the website of the Japanese Bankers Association (<http://www.zenginkyo.or.jp/en/tibor/>).

3. Use of Funds

Use of Proceeds:

To be used for repayment of the existing borrowings based on the term loan agreement totaling ¥1.5 billion which will mature on February 27, 2012.

4. Status of Interest-bearing Debts after Drawdown

(¥mln)

		Before the drawdown	After the drawdown	Increased/Decreased Amount
	Short-term Borrowings	7,900	3,900	▲ 4,000
	Long-term Borrowings to be repaid within a year	38,750	27,750	▲ 11,000
	Investment Corporation Bonds to be repaid within a year	5,000	5,000	—
	Sub Total	51,650	36,650	▲ 15,000
	Long-term Borrowings	93,250	108,250	+15,000
	Investment Corporation Bonds	39,500	39,500	—
	Sub Total	132,750	147,750	+ 15,000
	Total	184,400	184,400	—

5. Other Matters Required for Investors to Accurately Understand and Evaluate the Information

No changes have been made to the content of “Investment Risks” of the Semiannual Securities Report (in Japanese) filed on January 30, 2012, regarding the risks involved in the repayment of the borrowings, etc.

*<Nomura Real Estate Office Fund, Inc> URL: <http://www.nre-of.co.jp/english/>